002.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,193,100	/	1,193,100
USE VALUE:	1,193,100	/	1,193,100
ASSESSED:	1,193,100	/	1,193,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75	-77	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORVATH DORA E/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	77 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HORVATH DORA -
Owner 2:	-
Street 1:	77 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,502 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2962 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4502.000	749,100		444,000	1,193,100
Total Card	0.103	749,100		444,000	1,193,100
Total Parcel	0.103	749,100		444,000	1,193,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.80 | /Parcel: 402.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	1508
GIS Ref	
GIS Ref	
Insp Date	08/30/17

!150!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	749,200	0	4,502.	444,000	1,193,200	1,193,200	Year End Roll	12/18/2019
2019	104	FV	552,800	0	4,502.	471,800	1,024,600	1,024,600	Year End Roll	1/3/2019
2018	104	FV	552,800	0	4,502.	344,100	896,900	896,900	Year End Roll	12/20/2017
2017	104	FV	517,100	0	4,502.	299,700	816,800	816,800	Year End Roll	1/3/2017
2016	104	FV	517,100	0	4,502.	255,300	772,400	772,400	Year End	1/4/2016
2015	104	FV	454,600	0	4,502.	249,800	704,400	704,400	Year End Roll	12/11/2014
2014	104	FV	303,000	0	4,502.	205,400	508,400	508,400	Year End Roll	12/16/2013
2013	104	FV	315,400	0	4,502.	195,400	510,800	510,800		12/13/2012

PRINT

Date	Time
12/10/20	16:01:03

LAST REV

Date	Time
07/14/20	12:35:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 150

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORVATH DORA,	74997-472	1	6/29/2020	Convenience	1	No	No		
GALLANT EILEEN	64008-481		7/31/2014	Change>Sale	760,000	No	No		David Loh dod 4/25/2018
GALLANT EILEEN	43258-45		7/9/2004	Family	1	No	No		
SULLIVAN ELLEN	37790-250		1/25/2003	Family	1	No	No		
SULLIVAN ELLEN	37790-249		1/25/2003	Family	1	No	No		
SULLIVAN ELLEN	24680-239		7/6/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2015	1688	Heat App	6,000					
7/13/2015	927	Manual	300		7/12/2015			Install vent for b
11/6/2014	1497	Heat App	12,000					Install 1 hot air
8/20/2014	1044	Renovate	149,000		8/21/2014			Remodel kitchen, a
8/14/2014	979	Demoliti	10,000		8/14/2014			Interior demo only
6/15/2006	465	Re-Roof	9,100					

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Meas/Inspect	HS	Hanne S
8/25/2017	MEAS&NOTICE	HS	Hanne S
8/20/2014	Info Fm Prmt	PC	PHIL C
1/23/2009	Meas/Inspect	294	PATRIOT
10/12/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent	163	PATRIOT
9/20/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1508
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4502		Sq. Ft.	Site		0	80.	1.23	1									444,048						444,000	

Total AC/HA: 0.10335 | Total SF/SM: 4502 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 444,048 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00449014
Const Adj.:	0.99136412
Adj $ / SQ:	169.289
Other Features:	140039
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785232
Depreciation:	36121
Depreciated Total:	749111

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

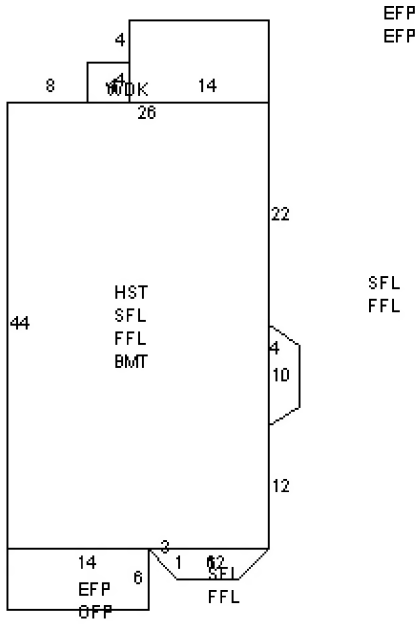
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	186.22
Special Features:	0	Val/Su Net:	165.95
Final Total:	749100	Val/Su SzAd	252.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,195	169.290	202,300
SFL	Second Floor	1,195	169.290	202,300
BMT	Basement	1,144	50.790	58,100
HST	Half Story	572	169.290	96,833
EFP	Enclos Porch	308	35.750	11,012
OFP	Open Porch	84	35.830	3,010
WDK	Deck	16	15.860	254
	Net Sketched Area:	4,514	Total:	573,809
Size Ad	2962	Gross Are	5086	FinArea 2962

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: